

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Approval of the Preliminary Subdivision Plan for Orange Boulevard Property

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Mahmoud Najda CONTACT: Cynthia Sweet EXT. 7443

Agenda Date <u>03/03/2004</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the Orange Boulevard Property subdivision subject to Board of County Commissioners approval of the Final Master Plan and Developer's Commitment Agreement for Orange Boulevard Property Planned Unit Development.

District – 5 (McLain) *PH*

BACKGROUND:

The applicant Eric Wills with M/I Homes of Orlando, LLC, is requesting approval of the Preliminary Subdivision Plan for Orange Boulevard Property subdivision. The project consists of 37 single family residential lots with a minimum lot size requirement of 5,500 square feet on a 10.31 acre parcel zoned PUD (Planned Unit Development). The project site is located on the north side of Orange Boulevard, west of N. Oregon Street, in Section 16, Township 19 S, Range 30 E.

Seminole County will provide potable water and sewer to the development. The PSP meets all the conditions of the approved Development Order # 3-20000015 and the Seminole County Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for the Orange Boulevard Property subdivision subject to Board of County Commissioners approval of the Final Master Plan and Developer's Commitment Agreement for Orange Boulevard Property Planned Unit Development.

Attachments: Reduced PSP - Exhibit A
Location Map - Exhibit B

DR No. <u>04-05500003</u>
Parcel ID#: <u>16-19-30-5AB-0900-0010</u>

SHEET NO. 014
 PROJECT NO. 03-014
 SCALE 1" = 80'
 ORANGE BOULEVARD SUBDIVISION
 PRELIMINARY MASTER PLAN
 M3
 METLICH-BISCHER ENGINEERING, INC.
 3000 N. GARDEN AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PREPARED FOR: [REDACTED]



